

# For sublease

Prime retail space available on Hickman Road in Waukee

Availability: 1,750 SF

Lease rate: \$22.00/RSF NNN

37 NE Carefree Lane Waukee, IA 50263

#### **Property overview**

Available space: 1,750 RSF Lease rate: \$22.00/RSF NNN

Est. OPEX: \$5.82/RSF

- Great visibility from Hickman Road
- Prime location in fast growing suburb surrounded by new commercial and residential
- Monument signage available
- Lease through October 31<sup>st,</sup> 2027
- Large parking lot & easy access

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Jones Lang LaSalle Americas, Inc.

### Floor plan

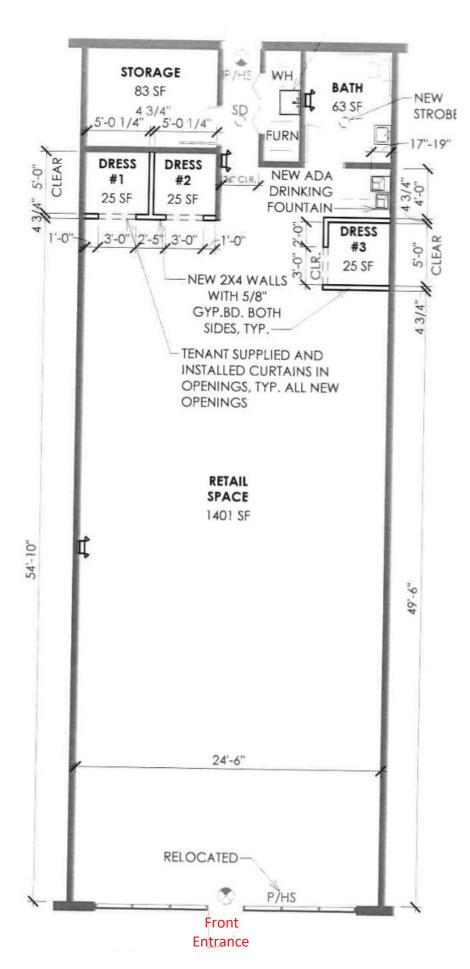
\*For marketing purposes only.

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Demographics	1 mi.	3 mi.	5 mi.	Traffic Counts	
Population	11,680	53,002	88,080	Hickman Rd	25,000 VPD
Median HH Income	\$120,082	\$135,142	\$131,704		
Households	4,720	19,256	33,633		

Contact broker for additional information

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